

August 24, 2018

Christy Dominguez, Principal Planner
Planning & Zoning Division
Department of Development Services
400 S Federal Highway
Hallandale Beach, FL 33009

**RE: REQUEST FOR FOA AND PLAT NOTE AMENDMENT
601 OLD FEDERAL HIGHWAY PLAT, (071-MP-02)
BLUESTEN PARK PROJECT
CT&A PROJECT NO. 15-0098-002-01**

Dear Ms. Dominguez:

On behalf of the City of Hallandale Beach, Craven Thompson & Associates, Inc. (CTA) would like to apply for a renewal of the Findings of Adequacy for the subject plat, which has now been incorporated into part of the Bluesten Park expansion project.

Although replatting was determined not to be necessary per the July 28, 2015 Broward County Planning Council letter, due to the fact that the platted property remained vacant and a building permit for a principal building nor infrastructure was not substantially completed by September 23, 2008, the plat Findings have now expired. (Findings are valid for five years from the plat's County Commission approval date, which was September 23, 2003.) Please see the attached comments issued by Howard Clarke in July, 2018, upon application for a building permit from the Broward County Development Management Division.

The procedure for obtaining a subsequent finding of satisfaction of the adequacy standards for the plat will require filing an application with the County, and approval of that application by the Board of County Commissioners. Concurrently, we must also amend the plat note language as found on the face of the plat, as the platted land will no longer be developed for high-rise residential units. The new plat note will be for park use, and the specific plat note amendment language is below:

EXISTING PLAT NOTE - PER PB 174-132, BCR:

This plat is restricted to 147 high-rise residential units.

PROPOSED PLAT NOTE:

This plat is restricted to a 2.53 AC park.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved

CRAVEN THOMPSON



& ASSOCIATES INC.

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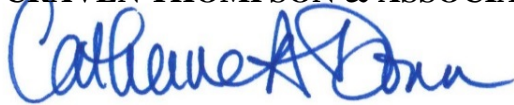
development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Upon approval and recordation of the City's resolution, or letter of approval from the City regarding the amended plat note language, application can be made by CTA to Broward County for their review and approval.

Please do not hesitate to contact me if you have any questions or concerns regarding this process, and I look forward to the approval of the item at the next possible City Commission hearing.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Catherine A. Donn". The signature is written in a cursive style with a large initial "C" and "D".

Catherine A. Donn
Planner

Enclosures